



City of Seattle Preliminary Assessment Report

December 15, 2009

This report represents a preliminary determination of project requirements based on your PASV. The PASV Field Assessment and Report is completed by DPD site inspectors and is compiled from initial project information submitted by the applicant. Therefore, the report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to assist applicants through the intake phase of their project by clarifying requirements on a project specific basis. The applicant is responsible for providing all required documents at the intake appointment. If you have questions about fulfilling these requirements or the next step in applying for a permit, please call the ASC.

Project Summary

AP/Project No.	6232999	Ground Disturbance	Y
Application Template	BLDG	PASV Required This Permit	Y
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	12/11/09
Category	INDUSTRIAL	PASV Done Under	
DPD Review Type	FULL	Permit Remarks	
Address	5400 West Marginal Way SW		
Location			
Zoning		Applicant	TREVOR SCHULTZ 1900 W EMERSON PL STE 200 SEATTLE WA 98119 (206) 234-1131
King County APN			
Permit Status			
Description of Work	Construct above ground 7.5 ft high retaining walls to contain a coal pile.	Applicant Email	trevor@eisi-engrs.com
		Linked AP/Project Nos.	
SDOT Project No			

For detail zoning information, click the on the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

PASV Report

Contact: Ede M Courtenay, (206) 733-9679, Ede.Courtenay@seattle.gov

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope
Liquefaction
Shoreline habitat

Earth Disturbance

Please provide a soils report. Field assessment found evidence of previous grading or unstable soils, specifically:

Project excavation or fill may require shoring, adjacent property owner's consent, or slopes steeper than 1h:1v. Include detailed cross-sections.

Provide geo-technical engineer's verification that temporary cut slopes can stand at greater than 1h:1v, or if shoring is required, provide submittals by geotechnical and structural engineers and show shoring system on drawings. If excavation encroaches on adjacent property, provide documentation of consent from property owner.

Show all retaining walls/rockeries: existing and proposed

Existing ROW Conditions

5400 west marginal WAY SW

Street conditions:

Concrete paving

Visible pavement width is: Standard

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4" inches

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Existing trees appear to be shown accurately on the site plan

Construction Erosion Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control Technical Requirements Manual (DR 16-2009, Volume 2). The Stormwater Control Best Management Practices (BMPs) noted below can be found on the Construction Stormwater Control (CSC)/Post Construction Soil Amendment Plan or in the Construction Stormwater Control Technical Requirements Manual. Both are available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Place filter fabric, straw bales, straw wattles, or other approved equal to control construction stormwater runoff. Required along the following property lines:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with tarps, matting compost blankets or other approved equal to control construction stormwater runoff.

A temporary erosion and sedimentation control (TESC) First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

Inspectors Notes

Flat, 100% impervious area of proposed construction adjacent to the waterway. Protect at all times. This site is highly susceptible to sediment runoff- extra measure should be taken to contain the site. Steep slope was not observed.

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per SMC 22.804, SMC 25.09, and Directors Rule (DR) 33-2006

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)

Site is mapped as liquefaction prone. Geotechnical report and/or structural calculations are required to address liquefaction potential and, if needed, mitigation (see SMC 25.09.100)

Show 100-foot shoreline habitat buffer. All residences must be 25-feet or more from the ordinary high water mark (OHWM). See SMC 25.09.200

Applicant Next Steps

For questions on permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.